

Unit 3609 - Wind

3609 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	RX-11002137
Status:	Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Garage - Building
View:	
List Price:	\$399,000
List PPSF:	\$539
Valuated Price:	\$388,000
Valuated PPSF:	\$524

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	488
Number of active listings for rent:	28
Number of active listings for sale:	31
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

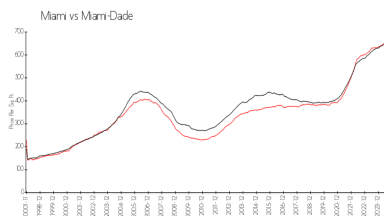
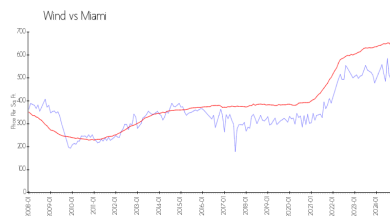
Building Association Information

Wind by Neo Condominium
(786) 837-5968

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1406	1,048 sq ft	Oct 2024	\$555,000	\$530
2512	704 sq ft	Oct 2024	\$400,000	\$568
4109	740 sq ft	Aug 2024	\$422,500	\$571
1512	704 sq ft	Jul 2024	\$380,000	\$540
3512	704 sq ft	Jun 2024	\$380,000	\$540

Market Information



Wind: \$493/sq. ft.
Miami: \$642/sq. ft.

Miami: \$642/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Wind	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Wind	65 days
Miami	86 days
Miami-Dade	85 days

